

**VILLAGE OF HUNTLEY**  
**PLAN COMMISSION MEETING**  
Monday, November 23, 2015  
MINUTES

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**CALL TO ORDER**

Acting-Chair Ron Hahn called to order the Village of Huntley Plan Commission meeting for November 23, 2015 at 6:37 pm in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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**PLEDGE OF ALLEGIANCE**

Acting-Chair Ron Hahn led the Pledge of Allegiance.

**ROLL CALL**

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PLAN

COMMISSIONERS: Commissioners Darci Chandler, Lori Nichols, Robert Chandler and Acting-Chair Ron Hahn

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COMMISSIONERS

ABSENT: Commissioner Terra DeBaltz, Vice-Chair Dawn Ellison and Chairman Tom Kibort

ALSO PRESENT: Director of Development Services Charles Nordman and Planner James Williams

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4. Public Comments None.

5. Public Hearing(s)

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A. Petition No. 15-11.5, Reiche Construction Inc., as owner and Hiwin Corporation Inc., as petitioner, 12455 Jim Dhamer Drive - Final Plat of Subdivision and Site Plan Review, including any necessary relief to accommodate a ±117,441 square foot office-warehouse facility.

**Background Information**

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Planner Williams began the PowerPoint presentation outlining the request from the petitioner Hiwin Corporation, and owner, Reiche Construction Inc., for the development of the subject property, Lot 2 of the Resubdivision of Lot 5 in Corporate Park – Phase 3, including the Final Plat of Subdivision and Site Plan Review including necessary relief to accommodate a ±117,441 square foot office-warehouse facility and associated site improvements.

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**Summary**

Planner Williams stated that Hiwin Corporation Inc. (Hiwin), a designer and manufacturer of linear guides, ball screws and robotic equipment utilized by specialized manufacturing companies, is proposing to construct an 117,441 square foot office-warehouse facility on the 15.25-acre site on the south side of Jim Dhamer Drive, east of George Bush Court.

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The first phase of development includes the 117,441 square foot office-warehouse facility with corresponding parking, landscaping and a stormwater detention feature on the northern portion of the site adjacent to Jim Dhamer Drive. The future phase of development proposes a 144,366 square foot warehouse addition on the north side of the initial Hiwin facility as well as additional parking.

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**Staff Analysis**

Planner Williams continued the presentation of the petitioner’s request noting that the subject site is zoned “BP-PDD”, Business Park – Planned Development District and further designated under the Village’s comprehensive plan for Business Park development

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**Final Plat of Subdivision**

Planner Williams noted that the proposed Final Plat of Subdivision serves to subdivide the 29.62 acre tract into three lots: Lot 2, the 6.17-acre wetland/stormwater management easement area; Lot 3, an 8.20-acre lot suitable for future development; and Lot 4, the subject 15.25-acre lot slated for the Hiwin Corporation office/warehouse facility and associated site improvements.

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**Site Plan**

Planner Williams stated that the proposed 117,441 square foot Hiwin office-warehouse facility with its main entrance oriented facing south towards Interstate 90. The adjacent parking lot will provide parking for 183 vehicles at the southeast corner of the site which includes the requisite six (6) accessible parking spaces. The parking lot will be accessible by a driveway from Jim Dhamer Drive at the northeast corner of the site. Trucks will utilize a second driveway from Jim Dhamer Drive on the west edge of the site which will provide access to the loading dock on the west side of the facility.

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The future phase for the facility is a 139,966 square foot warehouse addition on the north side of the initial office-warehouse building with an expanded parking lot on the east side of the site.

**Parking**

Planner Williams reviewed the required parking for the first and future phases of the Hiwin project noting that the 183 parking spaces provided with the first phase of the development requires relief of twenty-five (25) from the 208 parking spaces required for the development.

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**Building Elevations**

Planner Williams reviewed the proposed exterior materials the Hiwin office-warehouse facility and reiterated the changes the petitioners have made to the north elevation to include windows and architectural features based on the Village Board’s request.

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**Landscaping**

Planner Williams noted that the landscape plan for the site is the same plan reviewed as part of the conceptual review for the project with the exception that the petitioners have added a note on the plan indicating that the landscaping on the east and south sides of the building will be irrigated.

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**Lighting**

Planner Williams stated that in addition to the lighting of the parking area on the south and east sides of the office-warehouse facility the petitioner has agreed to add lighting within the land banked parking area between the main parking area and Jim Dhamer Drive.

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**Village Board and Plan Commission Conceptual Review**

Planner Williams noted that the Village Board conceptual review of the plans at their meeting on October 15, 2015 included the request to revise the north building elevation, facing Jim Dhamer Drive, to include windows and architectural elements similar to the other sides of the proposed facility. The petitioner has revised the building elevations to included vertical window elements similar to those included along other portions of the building.

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Planner Williams further noted that the Plan Commission’s conceptual review of the development on November 9, 2015 found that they were generally in favor of the project, particularly given the proposed changes to the north elevation of the building based on the Village Board recommendations.

**Required Relief**

Planner Williams noted that the following relief is required from the Huntley Zoning Ordinance for the proposed development plans:

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*Site Plan*

- i. Per Huntley Zoning Ordinance Section 156.063 (BP) Business Park District (B) Uses. (2) *Parking and Roadway Layouts for the BP District.* (2) Curb cuts for non-divided driveways shall not exceed 25 feet. The westernmost driveway is 39 feet wide, therefore, fourteen (14') feet of relief is necessary from this requirement.
- ii. Per Huntley Zoning Ordinance Section 156.106 Parking (H) *Required Number of Parking Spaces*, the proposed 117,441 square foot Office-Warehouse first phase of development requires 208 parking spaces, and 183 parking spaces are provided, thereby, requiring relief of twenty-five (25) parking spaces.

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*Building Elevations*

- iii. Per Huntley Zoning Ordinance Section 156.089 (A) *Non- Residential Districts, Architecture* (2) all roof top mounted mechanical equipment shall be fully screened by the building parapet or screening structure. Relief is required for the proposed office-warehouse facility which does not adhere to the roof-top mounted equipment screening requirement.

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**Standards for Site Plan Review**

Planner Williams noted that the Plan Commission shall review a site plan based on the following standards which were included in the staff report packet outlining the petitioner’s request:

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- (a) The application must be complete and shall not contain variations from the Zoning Ordinance or other applicable regulations.
- (b) Applications submitted in connection with another application must be approved prior to or concurrent with the site plan permit review.
- (c) Site plans shall adequately meet specified standards required by the Zoning Ordinance with respect to the proposed use or development, including special use standards where applicable.
- (d) Site plans shall equitably accommodate easements or rights-of-way.
- (e) Proposed site plan shall not be unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
- (f) Proposed site plan shall not create undue traffic congestion or hazards in the public streets and circulation elements of the proposed site plan shall not unreasonably create hazards to safety on- or off-site or disjointed or inefficient pedestrian or vehicular circulation paths on- or off-site.
- (g) Requisite screening elements shall provide adequate shielding from or for nearby uses.
- (h) Drainage and erosion issues shall be addressed to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.
- (i) The proposed site plan shall not place unwarranted or unreasonable burden upon the specified utility systems serving the site or area or fail to fully and satisfactorily integrate site utilities into the overall existing planned utility system serving the Village.
- (j) The proposed site plan shall not adversely affect the public health, safety, or general welfare.

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**REQUESTED ACTION**

Planner Williams stated that the petitioners request a motion of the Plan Commission, to recommend approval of Petition No. 15-11.5, Hiwin Corporation, petitioner and Reiche Construction Inc., owner, Lot 2 of the Resubdivision of Lot 5, Corporate Park – Phase 3, requesting Final Plat of Subdivision and Public Hearing to consider Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley.

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Planner William noted that Staff recommends the following conditions be applied should the Plan Commission forward a positive recommendation to the Village Board:

- 5 1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.
2. The petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.
- 10 3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.
4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.
5. The petitioner shall install lighting within the landbanked parking area on the east side of the site.
6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.
- 15 7. No building plans or permits are approved as part of this submittal.
8. No sign permits are approved as part of this submittal.

**A MOTION was made to open the public hearing to consider Petition No. 15-11.5.**

**MOVED: Commissioner Nichols**

20 **SECONDED: Commissioner Robert Chandler**

**AYES: Commissioners Darci Chandler, Nichols, Robert Chandler and  
Acting-Chair Hahn**

**NAYS: None**

**ABSTAIN: None**

25 **MOTION CARRIED 4:0:0**

Acting-Chair Hahn stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Acting-Chair Hahn asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

30 Charles Nordman, Village of Huntley  
James Williams, Village of Huntley  
Adam Reiche, 1550 North Old Rand Road, Unit A, Wauconda, IL 60084  
Brad Reiche, 1550 North Old Rand Road, Unit A, Wauconda, IL 60084

35 Adam Reiche addressed the Plan Commission and thanked them for their consideration of the Hiwin Corporation development request.

40 Acting-Chair Hahn acknowledged there were no members of the public in attendance at the meeting tonight.

Commissioner Darci Chandler stated that she did not have any issues with the proposed project and she is happy with the revisions to the facility that the petitioner has made based on the Village Board's request.

45 Acting-Chair Hahn asked if there was a schedule for the future phase of the Hiwin Corporation development and Adam Reiche noted that the development of the future phase is based upon need for the facility to expand and so there is no definite schedule at this time.

50 Acting-Chair Hahn suggested adding a condition of approval requiring the installation of a portion of the future parking if it is determined that the available parking is found insufficient prior to the development of the future phase of the Hiwin development.

A brief discussion ensued regarding how best to address the future parking requirements for the Hiwin office-warehouse development.

Acting-Chair Hahn stated that with the exception the parking issue, he is happy with the proposed development plan and believes it appropriately conforms to the Village's future land use plan for the subject property.

5 Commissioner Nichols stated that she is in favor the proposed development and does not have any issues.

Commissioner Robert Chandler noted his concern regarding the timeline for the future phase of the development and suggested installing the required total of 208 parking stalls now rather than requesting relief for these parking spaces.

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Director Nordman suggested adding a condition that specifically directs the land banking of the twenty-five (25) required parking spaces that are to be installed if future monitoring of the site finds that available parking is insufficient.

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**A MOTION was made to close the public hearing to consider Petition No. 15-11.5.**

**MOVED: Commissioner Robert Chandler**

**SECONDED: Commissioner Darci Chandler**

**AYES: Commissioners Darci Chandler, Nichols, Robert Chandler and Acting-Chair Hahn**

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**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 4:0:0**

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**A MOTION was made to recommend approval of the request from Hiwin Corporation, petitioner and Reiche Construction Inc., owner, Lot 2 of the Resubdivision of Lot 5, Corporate Park – Phase 3, requesting Final Plat of Subdivision and Public Hearing to consider Site Plan Review, including approval of such relief as may be necessary to allow development in accordance with the site plan that has been submitted to, and is on file with, the Village of Huntley, subject to the following conditions:**

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**1. All public improvements and site development must occur in full compliance with the submitted plans (see list of exhibits) and all other applicable Village Municipal Services (Engineering, Public Works, Planning and Building) site design standards, practices and permit requirements.**

**2. The petitioners will comply with all final engineering plans and require approval from the Village Engineer and Development Services Department.**

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**3. The Village of Huntley will require adherence to Illinois drainage law and best management practices for stormwater management.**

**4. The petitioner shall obtain final approval of the Landscape Plan from the Development Services Department.**

**5. The petitioner shall install lighting within the landbanked parking area on the east side of the site.**

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**6. The petitioner is required to meet all development requirements of the Huntley Fire Protection District.**

**7. No building plans or permits are approved as part of this submittal.**

**8. No sign permits are approved as part of this submittal.**

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**9. The petitioner shall install twenty-five (25) of the land banked parking stalls if parking is found to be insufficient prior to the development of the future phase of the project.**

**MOVED: Commissioner Robert Chandler**

**SECONDED: Commissioner Nichols**

**AYES: Commissioners Darci Chandler, Nichols, Robert Chandler and Acting-Chair Hahn**

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**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 4:0:0**

6. Discussion

5 Director Nordman noted that the next meeting of the Plan Commission is scheduled for Monday, December 14, 2015 at 6:30 p.m.

7. Adjournment

At 6:55 pm, a MOTION was made to adjourn the November 23, 2015 Plan Commission meeting.

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**MOVED: Commissioner Robert Chandler**

**SECONDED: Commissioner Nichols**

**AYES: Commissioners Darci Chandler, Nichols, Robert Chandler and Acting-Chair Hahn**

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**NAYS: None**

**ABSTAIN: None**

**MOTION CARRIED 4:0:0**

Respectfully submitted,

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***James Williams***

Planner

Village of Huntley